WAIPOULI BEACH RESORT REGISTRATION NO. 5412 DISCLOSURE ABSTRACT AS OF May 2, 2013

MAY 1 0 2013 Over 10 101

1. (a) <u>PROJECT</u>:

Waipouli Beach Resort

4-820 Kuhio Highway

Kapaa, Kauai, Hawaii 96746

(b) <u>DEVELOPER</u>:

SFI Waipouli LLC,

a Delaware limited liability company One Sansome Street, 30th Floor San Francisco, California 94104 Telephone: (415) 391-4300

(c) MANAGING AGENT:

Certified Hawaii, Inc.

737 Bishop Street

Mauka Tower, Suite 3100 Honolulu, Hawaii 96819-5199 Telephone: (808) 836-0911

(d) <u>REAL ESTATE AGENT</u>:

Sleeping Giant Sotheby's International Realty

4480 Ahukini Road Lihue, Hawaii 96766

Telephone: (808) 651-3286

2. <u>MAINTENANCE FEES AND MONTHLY ESTIMATE OF COSTS FOR EACH APARTMENT.</u>

Attached as Exhibit "A" is a breakdown of annual maintenance fees and the estimated monthly costs for each unit in the Project, revised and updated every twelve months and certified by Certified Hawaii to have been based on generally accepted accounting principles.

3. <u>DESCRIPTION OF ALL WARRANTIES COVERING THE UNITS AND COMMON ELEMENTS.</u>

The Developer is not making any warranties relating to the building and other improvements. The Developer will pass on the manufacturer's warranties made to it, if any are still available on any appliances included as part of the apartment being conveyed.

4. NUMBER OF APARTMENTS FOR RESIDENTIAL OR HOTEL USE.

There are 190 residential apartments and 6 designated hotel apartments.

5. COMMERCIAL OR NON-RESIDENTIAL DEVELOPMENT.

There are a total of 8 commercial apartments in the Project. They are designated the Spa Commercial Apartment, Snack Bar Commercial Apartment, Pool Bar Commercial Apartment, and Commercial Apartments 1-5.

CERTIFICATE

- I, the undersigned, duly sworn on oath, depose and affirm as follows:
 - 1. That I am the Account Executive for Certified Hawaii corporation, designated by the Waipouli Beach Resort condominium project (the "Project") to act as the Managing Agent for the management and administration of the Project.
 - 2. That I hereby certify that the breakdown of the annual maintenance charges and the monthly estimated cost for each apartment in the Project, as set forth in Exhibit "A" attached hereto and hereby incorporated herein by reference, were determined pursuant to a reserve study conducted in accordance with Section 514B-148 of the Hawaii Revised Statutes and Chapter 107 of the Hawaii Administrative Rules, and are reasonable estimates commencing on January 1, 2013, based on generally accepted accounting principles.

Dated:

TOM TABACCO

Vice President of Oahu Account Executive Division

STATE OF HAWAII) SS.
CITY AND COUNTY OF HONOLULU)

On this 24 ay of ______, 2013, before me appeared **TOM TABACCO**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Print Name: Heather K. H. Adlmoy Notary Public, State of Hawaii
My commission expires: Notary 16, 2016

Doc. Date: (2-20)-16 # Pages: 22

Name: #ATMV K.H. HAMMY F1(S) Circui

Doc Description: 200444 (PSCN) (1964)

Signature (22)-10

NOTARY CERTIFICATION





PROJECT NUMBER: 607

MONTHLY BUDGET ANALYSIS FOR:

Waipouli Beach Resort AOAO

	Approved budget to be effective on:Janua	ry 1, 2013			
Prepared By:	Jeff Crosbie, General Manager	Board Approve	d Date:	August 2	25, 2012
		2012 Budget	Actual Monthly Average	Proposed 2013 Budget	Approved 2013 Budget
REVENUE:	CHANGE-Fees, Dues,		0.1%	0.0%	0.0%
40100	FEES, DUES & RECEIPTS	244,101	244,271	244,101	244,101
40100	ASSESSMENTS	244,101	2,525	244, 101 0	244,101
40100&40200	TAXABLE INCOME	7,267	11,075	10,394	10,394
TOTAL REVE	NÚÈS.	251,368	257,871	254,495	254,495
EXPENSES:	, ·		V ₁		
<u> </u>	OPERATING EXPENSES:	, <u>.</u>			
70100	WAGES AND SALARIES	44,812	33,657	26,900	26,900
70200 70300	EMPLOYEE BENEFITS ADMINISTRATIVE COSTS	11,644 7,267	9,444 7,973	6,863 5,845	6,863
70320	PETTY CASH REIMBURSEMENTS	7,207	୍ୟୁ ଅନ୍ୟ	0,049 0	5,845 0
70350	BAD DEBT EXPENSE	7,000	3,698	2,000	2,000
70500	CONTRACT LABOR	·* O:	· *3 · 10	0	0.
70700	MANAGEMENT SERVICES	0	1,667	0	0
70800	PROPERTY MANAGEMENT	3,200	3,263	3,200	3,200
70900	LEGAL COVENANTS ADMINISTRATION	2,000	1,405	1,250	1,250
71000 71100	OTHER PROFESSIONAL.	.0 1,572	0. 1,901	0 820	0 820
71200	ELECTRICITY	34,500	34,945	34,000	34,000
71300	WATER	8,340	9,242	8,500	8,500
71350	SEWER	12,680	16,344	13,200	13,200
71400	TELEPHONE	5,975	5,817	6,493	6:493
71500	GAS	8,000	12,275	9,000	9,000
71600	TELEVISION	4,500	4,346	4,434	4,434
71700 71800	EXTERMINATING RUBBISH REMOVAL	1,400 4,450	1,390	1,344	1,344
71900	SECURITY	4,150 8,800	4,700 10,580	4,992 6,760	4,992 6,760
72000	CUSTODIAL	1,700	1,473	19,600	19,600
72100	MAINTENANCE	31,180	45,380	32,524	32,524
72120	SUPPLIES	2,060	4,241	2,800	2,800
72150	ELEVATOR	2,950	3,104	3,000	3,000
72200	AMENITIES	7,900	9,477	15,000	15,000
72300	VEHICLE COSTS	100	45	97	97
72500 72600	TAXES FIXED EXPENSE	435 812	1,173 3,348	686 3,684	686° 3.684
72700	INSURANCE	17,101	17,143	17,412	17,412
	RATING EXPENSES:	230,078	248,029	230,405	
IAIWEALE		230,076	240,029	230,403	230,405
70000	NON-OPERATING EXPENSES:	المراشات والمرايخ	المالات المناورة	lauri a.a.a	مداندة مادد م بهيد
73000	RESERVE REPLACEMENT EXPENSE	10,576	16,835	28,603	28,603
7.7000 78000	LEASE RENT PASS-THROUGH DEPRECIATION EXPENSE	0 1,184	0 1,184	0 1,184	0 1,184
	OPERATING EXPENSES:	-11,760	18,019	29,787	29,787
TOTAL EXPE	•	241,838			
* * * * * * * * * * * * * * * * * * *	· · · · · ·		266,048	260,192	260,192
NET INCOME	•	9,530	(8,177)	(5,697)	(5,697)
11500	OPERATING RESERVE FUND TRANSFERS: TRANSFER TO OPERATING RESERVES REPLACEMENT RESERVE FUND TRANSFE	₹.	(-	₩	<u>د د</u>
37290-499	TRANSFER CLEARING FROM RESERVES	10,576	16,835	28,603	28,603
37290-799	TRANSFER CLEARING-TO RESERVES	20,106	20,217	22,906	22,906
NET RESERV	E TRANSFERS	(9,530)	(3,383)	5,697	5,697
NET INCOME	& NET RESERVE TRANSFERS		(11,559)	Ö	10
	· · · · · · · · · · · · · · · · · · ·				



PROJECT NUMBER:	607
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MAINTENANCE FEE ANALYSIS FOR:

Waipouli Beach Resort AOAO

Approved budget to be effective on:

January 1, 2013

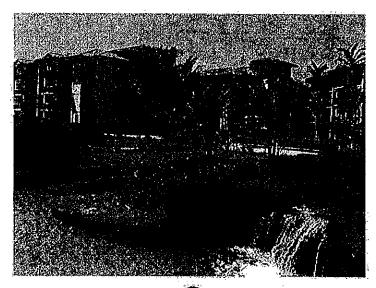
Prepared I	Ву:	Jeff Crosbi	e, General Mana	iger	Ï	Board Approv	ved Date:	August 25	2012
Unit Type	PerCent Common Interest		Prior Year Maint Fees	Maint Fee Per Unit	Total Maint Fee (Unit Type)	Other Fees Per Unit	Special Assess Per Unit	Total Spc Assess (Unit Type)	Total Amount Per Unit
A	0.147166	6	359,23	359,23	2,155.40				359.23
В	0.374977	20	915.32	915.32	18,306.45		' =	2m)	915.32
BR	0.374977	12	915.32	915.32	10,983.87		-	-	915.32
C.	0.375433	8	916.44	916.44	7,331.49		-	*	916.44
CR	0.375433	4	916.44	916.44	3,665.74		-	15	916.44
D	0.527611	80	1,287.90	1,287.90	103,032.30		-		1,287.90
DR	0.527611	48	1,287.90	1,287.90	61,819.38		_	u	1,287.90
E	0.644250	2	1,572.62	1,572.62	3,145.24		4	-	1,572,62
E2	0.644250	4	1,572.62	1,572,62	6,290.48		-	*	1,572.62
E2R	0.644250	.2	1,572,62	1,572.62	3,145.24		-	-	1,572.62
F	0.526244	4	1,284.57	1,284.57	5,138,27		-	÷	1,284.57
⊛G	0.667487	6:	1,629.34	1,629.34	9,776.05		-	4	1,629,34
Unit C1	0.578609]	1,412.39	1,412.39	1,412.39			~	1,412.39
Unit C2	0.578640	1	1,412,47	1,412.47	1,412.47		an an	-	1,412,47
Unit C3	0.578640	1	1,412.47	1,412.47	1,412.47		•	*-	1,412.47
Unit C4	0.482504	ī	1,177.80	1,177.80	1,177,80				1,177.80
Unit C5	0.663386	1	1,619:33	1,619.33	1,619.33		<u> -</u> -	-	1,619.33
Snack Ba	0.160379	1	391,49	391.49	391.49		-2 · -	41	391.49
Pool Bar	0.562694	.1	1,373.54	1,373.54	1,373,54		-	· 70	1,373.54
Spa	0.209586	1	511.60	511.60	511.60		₹:	-	511.60
TOTALS	100.000%	204			244,101.00			<u> </u>	

Reserve Analysis Report

Waipouli Beach Resort

4-820 Kuhio Hwy Kapaa, HI 96746

For Fiscal Year End: December 31, 2013





3179 Koapaka Street Honolulu, Hl 96819 Phone: (808) 836-0911 Fax: (808) 839-9430

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Analysis Definition

Cashflow Percent Funded Summary Projections

Cashflow Projections Graph

Projected Expenditures

Component Details

The Reserve Study Is An Important Part Of Your Annual Budget

Your budget is made up of two distinct parts, Operations and Reserves:

Operations

The Operations side of your budget is the "projected" monies you will need on a monthly basis to pay for all of your expenses throughout the new fiscal year. It also takes into account those projects that you have planned on completing during the new fiscal year based on your Reserve Study.

Reserves

Hawaii state condominium law (HRS 514A-514B) requires you to have a minimum 20 year plan for the replacement for all common elements/components associated with your property. You must "reserve" monies for the replacement of all common elements/components based on their "life expectancy". Furthermore, you must have 100% of the money set aside for those elements/components that you intend to replace during the designated replacement year. Each year Certified Management Inc. Account Executive provides you with a Reserve Study update as a major component of your annual budget package.

A Reserve Study should consist of:

- Component Inventory
- Condition Assessment
- Life and Valuation Estimates
- Fund Status
- Funding Plan

Keep in mind....

- A Reserve Study is an essential part of your Annual Budget (15% to 40%).
- It provides an "educated estimate" to help you determine what kind of funding you will need to meet your association's fiscal requirements/goals.
- It is required by state law (HRS Chapter 514A-83.6) that you have a Reserve Study in place for your association.
- The Board of Directors should be proactively involved in the review and assessment of the updated annual Reserve Study.
- The Board of Directors must approve any changes to a Reserve Study.
- Certified Management Inc. strongly recommends that you have a Level 1 Reserve Study performed every 3-5 years by an accredited Reserve Specialist (RS).

Waipouli Beach Resort

PROJECT DEFINITION

Project Infomation

Project: Waipouli Beach Resort

Address: 4-820 Kuhio Hwy

City: Kapaa State: HI

Zip code: 96746

Number of Phases: 1
Number of Units: 196
Number of Models: 8

Property Description

11/15/2011 JSC

Walpouli Beach Resort is a deluxe, ocean-front mixed-use condominium located on the East side of the Island of Kauai, between the towns of Kapa's and Wallua.

The resort consists of one hundred ninety (190) Resort Apartments and six (6) Hotel Apartments located in eight (8) multi-story structures constructed primarily of concrete; steel, wood and glass, including: "Building A" (consisting of four and two floors); "Building B" (consisting of four floors); and "Building B" (consisting of four floors); "Building B" (consisting of four floors); and "Building B" (consisting of four floors); "Building B" (consisting of four floors); and "Building B" (consisting of four floors); "Building B" (consisting of four floors); and "Building B" (consisting of four floors); "Buildin

The resort also includes a total of eight (8) Commercial Apartments located in four (4) single-story structures and one (1) multi-story structure constructed primarily of concrete, steel, wood and glass; as labeled on the Condominium Map as "C-I", "C-2", "C-3", "C-4", "C-5", "Snack Bar", "Pool Bar" and "Spa". The Snack Bar Commercial Apartment, Pool Bar Commercial Apartment and Spa Commercial Apartment are each located in its own, separate, single-story structure. Commercial Apartment 1, Commercial Apartment 2, Commercial Apartment 3, Commercial Apartment 5, are located on the first-story of "Building D". None of the Commercial Apartments have basements.

The resort's Common Elements are identified in Article II of the Declaration, including without limitation;

the land;

the building structure, all perimeter doors, door frames, windows, window frames;

• the Swimming Pool, River Pools, Hot Tubs and deck areas and all other amenities and improvements in the recreational facilities area:

the Koi Pond

the Fitness Room

the Owner and Business Services Office (1st floor)

the Employee Lounge (3rd floor)
 the Administrative Office (4th floor)

the yards, grounds and landscaping; the porte cochere, trash areas, loading and delivery docks;

walkways, driveways, service areas, hallways, elevators, stairways, storage rooms,

all roads, driveways, access lanes, paved areas, ramps, loading dock areas and walkways;

cables, conduits, ducts, sewer lines, electrical equipment, witing, pipes; catch basins and other transmission facilities that serve more than one Apartment for services such as power, light, water, gas, sewer, storm water, refuse, and cable television;

unimproved areas, maintenance, mechanical, electrical, storage areas, elevators, stainvells and hallways and other similar areas that are not part of an Apartment;

other apparatus and installations existing for common use, such as tanks, pumps, motors, fans, air-conditioning units including fan coil equipment located within an Apartment, compressors, ducts, shafts, vents, water heating and distribution equipment, fire suppression equipment, etc:

11/16/2011 11:49:26 AM

Waipouli Beach Resort

Analysis Parameters

Annual Inflation Rate: 3.7% Annual Interest Rate: 0.5%

Beginning Funds: \$501,024.53

Annual Contribution Factors

2013	5.00%	2023	5.00%
2014	5.00%	2024	5.00%
2015	5.00%	2025	5.00%
2016	5.00%	2026	5.00%
2017	5.00%	2027	5.00%
2018	5.00%	2028	5.00%
2019	5.00%	2029	5.00%
2020	5.00%	2030	5.00%
2021	5.00%	2031	5.00%
2022	5.00%	2032	5.00%

Additional Analysis Information

This analysis was prepared utilizing the cash flow method of funding.

Reserve Balance as of 7/31/2012 = \$432,903.65

Reserve Coll. 8/12 - 12/12 5 months at \$19,972.00 = \$99,860.00

Plus Additional Collections (if any)=

Subtotal = \$532,763.65

Minus expenditures through year end = \$31,739.12

Estimated reserves as of = \$501,024.53

Minimum balance in Reserves = \$100,000,00

Contributions necessary for year 2013 = \$272,548.50 (112 = \$22,712.38 per month)

Interest expected in year 2013 = \$2,332.87 (/12 = \$194.41 per month)

Capital Expenses for year 2013 = \$343,585,28 (/12 = \$28,632,11 per month)

Analysis Description

8/28/2008 KKF - The 2008 Reserve Study Update was done by Armstrong Consulting, Inc. on August 22, 2007. The information from that reserve study was inputted into Certified Management, Inc. Reserve Program. The 2008 Reserve Study did not have individual component information such as cost of item when it was installed, description of items and reasons why the useful life was

adjusted.

8/25/2010 RAW- Per BOD President have used an inflation rate of 2% and interest rate of 1.5% for 2011.

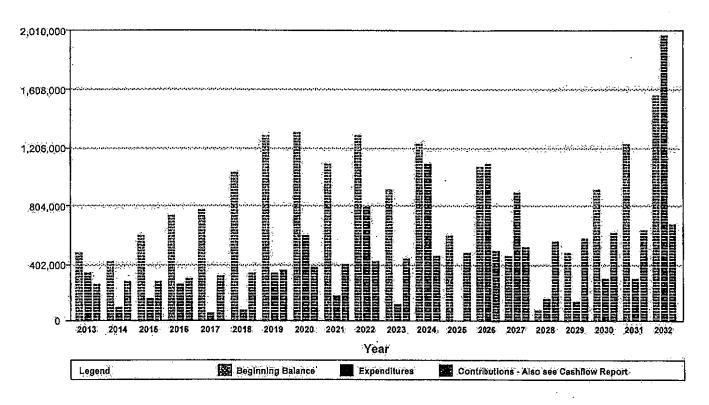
Waipouli Beach Resort CASHELOW PERCENT FUNDED SUMMARY PROJECTIONS

Interest Rate	Year	Beginning Balance	(Cont.) Contribution	(Int.) Interest Earned	(Exp.) Expenditures	Ending Balance
0.50%	2013	\$501;024.53°	\$272,548.50	\$2,332.87	\$343,585.28	\$432,320.63
Suggested	2014	\$432,320.63	\$286,175.93	\$2,622.23	\$104,328.63	\$616,790.14
	2015	\$616;790.14	\$300,484.72	\$3,428.10	\$165,962.77	\$754,740.20
Cont Monthly	2016	\$754,740.20	\$315,508.96	\$3,878.32	\$277,212.00	\$796,915.47
\$22,712.38	2017	\$796,915.47	\$331,284,41	\$4,636.05	\$74,941.17	\$1,057,894.76
Int Monthly	2018	\$1,057,894.76	\$347,848.63	\$5,951.15	\$88,628.30	\$1,323,066.24
\$194.41	2019	\$1,323,066.24	\$365,241.06	\$6,648.54	\$358,048.17	\$1,336,907.66
	2020	\$1,336,907.66	\$383,503.11	\$6,104.32	\$621,181.07	\$1,105,334.02
Exp Monthly	2021	\$1,105,334.02	\$402,678.27	\$6,058.68	\$195,421.93	\$1,318,649.04
\$28,632.11	2022	\$1,318,649.04	\$422,812.18	\$5,628.12	\$814,016.09	\$933,073.25
	2023	\$933,073.25	\$443,952.79	\$5,463.09	\$129,866.50	\$1,252,622.62
Ŋ	2024	\$1,252,622.62	\$466,150.43	\$4,650.55	\$1,115,434.30	\$607,989.30
	2025	\$607,989.30	\$489,457.95	\$4,233.85	\$15,774.12	\$1,085,906.97
÷	2026	\$1,085,906,97	\$513,930.85	\$3,912.80	\$1,124,206.73	\$479,543.90
ndrautier i earlie	2027	\$479,543.90	\$539,627.39	\$1,448.85	\$920,502.39	\$100,117.74
Minimum Balance	2028	\$100,117,74	\$566,608.76	\$1,481,49	\$175,604.91	\$492,603.08
to Maintain	2029	\$492,603,08	\$594,939.19	\$3,572.35	\$154,475.27	\$936,639.36
\$100,000.00	2030	\$936,639.36	\$624,686.15	\$5,489.68	\$307,118.93	2.25 2.75 2.75 2.75 2.75 2.75 2.75 2.75
	2031	\$1,259,696.26	\$655,920.46	\$7,151.19	\$321,385:27	\$1,601,382.65
	2032	\$1,601,382.65	\$688,716.49	******* \$4,716.16	\$2,009,335.31	\$285,479.99
	Totals:	(2) (2) (2) (3) (4) (4) (4)	\$9,012,076:19	\$89,408.42	\$9,317,029.15	\$285,479.99

August 2012

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Waipouli Beach Resort CASHFLOW PERCENT FUNDED SUMMARY PROJECTIONS Chart



August12012

Copyright by Certified Management, Inc.

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_	2013	2014	2015	2016	2017
Air Conditioning H20 Cooled Equip	\$80,585.21				
Asphalt Overlay					
Asphalt Slurry Seal:				\$41,419.66	
Backflow Preventer 4" Clear Access	\$7,368.06				
Bathrooms - Lobby					AN CONTROL OF THE STATE OF
Bathrooms - Pool					
BBG Stations (4)					
Carpet- Hallways	\$47,611.00		394. 0 aug - 2010 a		
Carts - Luggage	\$11,203.00		20 A A A A A A A A A A A A A A A A A A A	and the state of t	
Carts- Golf		\$15,102.87			
Computer Equipment	\$10,200.00	Ç		1	
Concrete Pathways			\$	2500	
Cooling Towers - Stainless	***************************************			8.5	
Door Locks - Electronic			e e e e e e e e e e e e e e e e e e e	7	
Doors Main Entry			Manager and Action	Anna de la composition della composition del	
Doors, Common				and the second of the second o	6.0514
Doors, Screen		* ** * ** ** ** ** ** ** ** ** ** ** **			. 101 - 101 - 101 - 101
Doors, Sliding Glass					
EIFS and Spalling Repair - Warranty					
Elevator Cab Refurbishment				\$78,704.48	
Elevator Modernize - Mechanical		11			
Equipment - Housekeeping		\$10,455.03			
Equipment - Maintenance			•	\$12,493.11	
Equipment - Wireless Internet		***************************************			
Exhaust Fans					
Fencing Pool			and the second second		
Fire Alam System Control Panel					
Fire Booster Pump 1000 GPM			76- 7		
Fire Sprinkler System - Repairs	\$8,962,00			A	
Fitness Center Equipment			For Linear		\$74,941.17
Gutters/Downspouts - Copper					
Irrigation System		· · · · · · · · · · · · · · · · · · ·	2 -4		
Lighting Building					
Lighting - Corridors - Partial				\$11,374.61	e ver ver en
Lighting :: Landscaping:					
Lighting - Parking Lot					
Mailboxes				\$22,303.15	
Office Equipment and Furniture.			\$27,421.91		a errei den min andi
Ozone System		\$9,238.84			
Painting - Common Area Interior	\$67,216.00				***************************************
Painting - Exterior	······································			***************************************	
PBX - Phone System		***************************************	· · · · 1		innaminetiniminetiningerium.
Pool and River Pool Plaster		······································	\$138,540.86	***************************************	······································
Pool Deck Furniture Lounge	\$82,900.00		······································		succindus and this in the since
Pool Gates	\$12,240.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	······································	*	
Pool Heater		\$32,528.62	**************************************	***************************************	***************************************
Pool Pumps, Filters, Chlorinators		······································		\$16,606.93	***************************************
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	***************************************			***************************************

	2013	2014	2015	2016	2017
Pool Slides - Re-coat:				\$30,432.09	***************************************
Pool Umbrellas & Tables	\$15,300.00				
Pumps & Filter - Water Feature		\$11,617.51			······································
Railings - Lanal & Hallway					
Security-System					
Spa (Hot Tubs)Heater				\$31,856.71	
Spa (Hot Tubs) -Plaster	~~~~			\$18,371.73	
Tiled Corridors and Walkways	~~~~~	\$25,385.76			•
Trash Receptacles			and the contract of the contra	\$13,649.53	
Waipouli Beach Resort Signage					
	\$343,585.28	\$104,328.63	\$165,962.77	\$277,212.00	\$74,941.17
	2013	2014	2015	2016	2017

	2018	2019	2020	2021	2022
Air Conditioning H20 Cooled Equip					\$111,754.28
Asphalt Overlay					
Asphalt Slurry Seal					
Backflow Preventer 4" Clear Access					\$10,217,91
Bathrooms - Lobby			5		4.61
Bathrooms - Pool					
BBG Stations (4)	3		\$11,794.16		
Carpet- Hallways	State Many . Hoper took with the consequence		\$61,398.62		
Carts - Luggage			\$14,447.26		
Carts- Golf	er a estada de la compansión de la compa				\$20,197,12
Computer Equipment		\$12,684.48			
Concrete Pathways					
Cooling Towers - Stainless	*	\$305,652.42			
Door Locks - Electronic		- 1		\$137,304,05	
Doors Main Entry	Service that are a service as a		A	· · · · · · · · · · · · · · · · · · ·	21 - 2 - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Doors, Common		\$0.00			
Doors, Screen					
Doors, Sliding Glass		\$0.00		***************************************	
EIFS and Spalling Repair - Warranty		natus and and and and and and and and and and			\$0.00
Elevator Cab Returbishment			······································		
Elevator Modernize - Mechanical			······	***************************************	-
Equipment - Housekeeping		·	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		\$13,981,56
Equipment - Maintenance	***************************************		. l	***************	
Equipment - Wireless Internet	\$66,002.68	***************************************	***************************************	······································	***************************************
Exhaust Fans	<u>irintaryan tahun </u>	industrian et est en	American processing in the second	ingananimananan katinipanimanya, ing	i)ninchaminininininininininini
Fencing - Pool		·*····································	^~^~		***************************************
Fire Alam System Control Panel	alahaistan kalaistiin kan maratiilista kalaistiin kalaistiin kalaistiin kalaistiin kalaistiin kalaistiin kalai Tarat	سندنى ئايدۇنى	***************************************		
Fire Booster Pump 1000 GPM	<u> Andria </u>	allikasukan interioria jenterioria, ander orden aparatur	istopolistismoskotionalipidenpenkanpenkanpen	entrantes projectos antigicales estados entrantes.	and the second s
Fire Sprinkler System - Repairs	riinaalitaan kalistinaan talitaan		\$11,557.30	······································	
Fitness Center Equipment	himaniyati diripmatatata dinadinadini Y	in the annual description and the contract of		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	••••••
Guffers/Downspouls - Copper		iliainin Tinkin kriitaa, rakan panig	~~~~~~~~~~~~~~~		
Irrigation System			\$4,320.92	~~~	***************************************
Lighting - Building					**************
Lighting - Corridors - Partial		ىلىدىدىنىدىنىدىنىدىنىدىنىدىنىدىنىدىنىدىن	nteritaine de la company d	andreimeneriare, angini aripanja,	***************************************
Lighting - Landscaping	<i><u><u></u></u></i>	\$28,631.99	***************************************		***************************************
Lighting - Parking Lot		Ψ20,001.33	***************************************	سيممي ومستعمل معرمه والمستنب المستثن والمستثن والمستثن	
Mailboxes				~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
				·	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Office Equipment and Furniture		\$11,079.28		ii aliiniminin kija ji ili ka ii a ii a ii a ii a ii a ii a i	***************************************
Ozone System		\$11.075.ZO	606 604 04	 	
Painting - Common Area Interior			\$86,681.01	idaniyiyayiddandigiyinadayyiyayiy	**************************************
Painting - Exterior				Čenice si (Členja, 1824) jihodi esterolin i	\$564,879.97
PBX - Phone System	<u> </u>		\$173,362.02	riinni araininini teliininini teli	
Pool and River Pool Plaster					······································
Pool Deck Furniture Lounge		ŢĸijĸĸĊĿĸŢĸŢĸĸĊĸĊĸĸ	\$106,906.92	<u> </u>	
Pool Gates			\$15,784.57		
Pool Heater		؊ۺۺۺۺۺۺ	·	Quinte de la companya	\$43,500.64
Pool Pumps, Filters, Chlorinators		<u>ښېنېنېننېنېتښتښتېتوننځېنېښې</u>		\$19,915.13	

	2018	2019	2020	2021	2022
Pool Slides - Re-coat			\$35,192.23		
Pool Umbrellas & Tables			\$19,730.71		
Pumps & Filter - Water Feature					\$15,536.14
Railings - Lanai & Hallway					
Security System			\$80, 0 05.34		
Spa (Hot Tubs)Heater	\$35,192.23 \$19,730.71 \$15,5 \$80,005.34 \$38,202.76 \$38,202.76 \$33,5 \$22,625.62 \$88,628.30 \$358,048.37 \$621,181.07 \$195,421.93 \$814,0				
Spa (Hot Tubs) -Plaster					
Tiled Corridors and Walkways				المنت المتعالية	\$33,948.47
Trash Receptacles				ستجيب المستحدث المستحدث	
Pool Umbrellas & Tables umps & Filter - Water Feature allings - Lanai & Hallway ecurity System pa (Hot Tubs) Heater pa (Hot Tubs) - Plaster iled Corridors and Walkways	\$22,625.62	ئىستىنىنىنىنىنىنىنىنىنىنىنىنى <u>ن</u>	<u>ىيىسىكىئورىلىنىسىنىنىيىيىكىب</u>		
	\$88,628.30	\$358,048.17	\$621,181.07	\$195,421.93	\$814,016.09
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. i	2020	2021	2022

Agric Conditioning H20 Cooled Equip Applied Diversity Seal Septimizer Septimiz		2023	2024	2025	2026	2027
Asphalt Stury Seal Backtow Preventer 4" Clear Access	Air Conditioning H20 Cooled Equip					
Bathrooms - Lobby \$41,202.79 Bathrooms - Lobby \$41,202.79 Bathrooms - Lobby \$41,202.79 Bathrooms - Lobby \$16,460,86 BBG Stations (4) \$15,774,12 \$18,831,00 \$18,831,	Asphalt Overlay		\$221,153.22	*******		
Bathrooms - Lobby \$41,202,79 Bathrooms - Pool \$15,450,655 Septiminary - Pool \$15,450,655 Septiminary - Pool Septiminary - Septiminary - Pool Septiminary - Sept	Asphalt Slurry Seal				\$59,565.41	
Satisforms - Pool \$15,450.66 SBC Stations (4)	Backflow Preventer 4" Clear Access					
REGIS Stations (4) \$79,175.98 \$79,175.98 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,831.03 \$16,8357.67 \$16,831.03 \$16,8357.67 \$16,8357.77 \$16,8357.67 \$16,8357.77 \$16,8357.67 \$16,8357.77 \$16,8357.67 \$16,8357.77 \$16,83	Bathrooms - Lobby		\$41,202.79			
Carpet Hallways \$79,178,88 Carls - Luggage \$16,831,03 Carls - Golf ****Computer Equipment Computer Equipment \$15,774,12 Computer Equipment \$163,577,67 Cooling Towers - Stainless ************************************	Bathrooms - Pool		\$15,450.66			
Cartis - Luggage \$16,631.03 Cartis - Golf \$15,774.12 Computer Equipment \$163,577.67 Cocing Towers - Stainless \$163,577.67 Doors Locks - Electronic \$0,00 Doors Main Entry \$0,00 Doors, Screen \$284,431.94 Doors, Screen \$284,431.94 Doors, Screen \$113,184.52 Elevator Cab Returbishment \$113,184.52 Elevator Cab Returbishment \$113,184.52 Elevator Cab Returbishment \$17,966.28 Equipment - Housekeeping \$17,966.28 Equipment - Maintenance \$17,966.28 Equipment - Maintenance \$17,966.28 Equipment - Mireless Internet \$82,079.38 Exhaust Fars \$204,810.46 Fencing - Pool \$89,833.31 Fire Bootest Pum 1000 GPM \$25,059.88 Fire Sprinkler System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Rutters/Downspouts - Copper \$512,339.28 Irigation System \$10,000 GPM Lighting - Building \$43,504.33 <td>BBG Stations (4)</td> <td></td> <td></td> <td></td> <td></td> <td></td>	BBG Stations (4)					
Caris- Golf \$15,774.12 Comprete Pathways \$163,577.67 Cocling Towers - Stainless \$163,577.67 Door Locks - Electronic: \$0.00 Doors, Common \$0.00 Doors, Screen \$284,431.94 Doors, Stiding Glass \$157,866.28 EIEVator Cab Refurbishment \$113,184.52 Elevator Modernize - Mechanical \$113,184.52 Elevator Modernize - Mechanical \$17,866.28 Equipment - Housekeaping \$16,367.39 Exhaust Faris \$204,810.46 Equipment - Maintenance \$17,866.28 Equipment - Maintenance \$17,866.28 Equipment - Maintenance \$20,833.31 Fire Alam System, Control Penel \$88,472.56 Fire Booster Pump 1000 GPM \$25,059.88 Fire Booster Pump 1000 GPM \$25,059.88 Fire Booster Pump 1000 GPM \$25,059.88 Fire Booster Pump 1000 GPM \$33,195.08 Gutters/Downspouts - Coppér \$33,195.08 Gutters/Downspouts - Coppér \$35,2074.05 Lighting - Landscaping \$11,1782.67	Carpet- Hallways				A CONTRACTOR OF TAXABLE	\$79,178.98
Computer Equipment \$15,774,12 Concrete Pathways \$163,577,67 Cooling Towers - Stainless ************************************	Carts - Luggage		•			\$18,631.03
Concrete Pathways	Carts- Golf		•			
Cooling Towers - Stainless	Computer Equipment			\$15,774.1	2	
Door Locks - Electronic	Concrete Pathways			•••••	\$163,577.67	
Doors Main Entry	Cooling Towers - Stainless		•			
Doors, Common \$284,431.94 Doors, Streen \$382,538 Street \$3113,184.52 Street \$3113,184.	Door Locks - Electronic			***************************************		
Doors, Screen \$284,431,94	Doors Main Entry		\$0.00			
Display Disp	Doors, Common					
EIFS and Spalling Repair - Warranty	Doors, Screen		\$284,431.94	*****		~~~
Elevator Cab Refurbishment	Doors, Sliding Glass	***	-			
Elevator Modernize - Mechanical Equipment - Housekeeping S17,966.28 Equipment - Maintenance \$17,966.28 Equipment - Maintenance \$82,079.39 Exhaust Faris \$204,810.46 Exhaust Faris \$204,810.46 Enerling - Pool \$69,833.31 Fire Alam System Control Panel \$58,472.56 Fire Booster Pump 1000.GPM \$25,059.88 Fire Sprinkler System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Equitors/Downspouts - Copper \$512,339.26 Equitors/Downspouts - Copper \$512,339.27 Lighting - Building \$43,504.33 Lighting - Building \$43,504.33 Lighting - Landscaping Lighting - Parking Lof Mailboxes \$32,074.05 Office Equipment and Furniture \$36,871.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$192,126.26 Pool and River Pool Plaster \$192,126.26 Pool Gates \$133,865.98 Pool Gates \$20,355.80 Pool Heater \$20,355.80	EIFS and Spalling Repair - Warranty	·····				
Equipment - Housekeeping \$17,966.28 Equipment - Maintenance \$82,079.39 Exhaust Fans \$204,810.46 Fencing - Pool \$69,833.31 Fire Alam System Control Panel \$58,472.56 Fire Bhoster Pump 1000 GPM \$25,059.88 Fire Sprinkler. System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.28 Irrigation. System \$14,904.16 Lighting - Building \$43,504.33 Lighting - Parking Lof \$16,357.77 Lighting - Parking Lof \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$117,782.87 PBX - Phone System \$192,126.25 Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,365.60 Pool Heater \$20,365.60	Elevator Cab Refurbishment	***************************************	***************************************		\$113,184.52	
Equipment - Housekeeping \$17,966.28 Equipment - Wireless Internet \$82,079,39 Exhaust Fans \$204,810.46 Fending - Pool \$69,833.31 Fire Alam System Control Panel \$58,472.56 Fire Bööster Pump 1000/GPM \$25,059.88 Fire Sprinkler System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Irrigation System \$11,904.33 Lighting - Building \$43,504,33 Lighting - Building \$16,357.77 Lighting - Landscaping \$10,357.77 Lighting - Parking Lot \$32,074.05 Office Equipment and Furniture \$36,674.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$111,782.87 POOL and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,365.80 Pool Heater \$20,365.80	Elevator Modernize - Mechanical	***************************************	***************************************	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		
Equipment - Wireless Internet \$204,810.46 Exhaust Fanis \$69,833.31 Fencing - Pool \$69,833.31 Fire Alam System Control Panel \$58,472.56 Fire Bööster Pümp 1000 GPM \$25,059.88 Fire Sprinkler System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Irrigation System \$16,357.77 Lighting - Building \$43,504,33 Lighting - Corridors - Partial \$16,357.77 Lighting - Parking Lof \$32,074/05 Mailboxes \$32,074/05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$20,365.90 Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,365.60 Pool Heater \$20,365.60	Equipment - Housekeeping			, , , , , , , , , , , , , , , , , , ,		
Exhaust Faris	Equipment - Maintenance	**************************************			\$17,966.28	
Fending - Pool \$89,833.31 Fire Alam System Control Panel \$58,472.56 Fire Bööster Pümpi 1000 GPM \$25,059.88 Fire Sprinkler System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Irrigation System Lighting - Building Lighting - Building \$43,504,33 Lighting - Corridors - Partial \$16,357.77 Lighting - Landscaping Lighting - Parking Lot Mailboxes \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Cormon Area Interior \$11,782.87 Painting - Exterior \$11,782.87 Pool and River Pool Plaster \$192,126.25 Pool Gates \$20,355.60 Pool Gates \$20,355.60	Equipment - Wireless Internet		\$82,079,39	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	
Fire Alam System Control Panel \$58,472.56 Fire Bööster Pump 1000 GPM \$25,059.88 Fire Sprinkler: System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Irrigation System \$16,357.77 Lighting - Building \$43,504.33 Lighting - Corridors - Partial \$16,357.77 Lighting - Landscaping \$12,339.26 Lighting - Parking Lof \$32,074.05 Mailboxes \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior PBX - Phone System \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,365.60 Pool Heater \$20,365.60	Exhaust Fans	***************************************			\$204,810.46	
Fire Bösster Pump 1000/GPM \$25,059.88 Fire Sprinkler System - Repairs \$14,904.16 Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Irrigation System \$16,357.77 Lighting - Building \$43,504.33 Lighting - Corridors - Partial \$16,357.77 Lighting - Landscaping \$12,339.26 Lighting - Parking Lof \$32,074.05 Mailboxes \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$192,126.25 Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,365.60 Pool Heafer \$20,365.60	**************************************		\$69,833.31		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Sprinkler: System - Repairs \$14,904.16	Fire Alam System Control Panel		\$58,472.56	***************************************		······
Fitness Center Equipment \$93,195.08 Gutters/Downspouts - Copper \$512,339.26 Irrigation: System	Fire Booster Pump 1000 GPM	·····	\$25,059.88			·····
State	Fire Sprinkler System - Repairs		*	······	****	\$14,904.16
Irrigation System \$43,504,33 Lighting - Building \$16,357.77 Lighting - Landscaping* \$16,357.77 Lighting - Parking Lof \$32,074,05 Mailboxes \$32,074,05 Office Equipment and Furniture \$36,671,42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior PBX - Phone System \$192,126.25 Pool and River Pool Plaster \$192,126.25 Pool Gates \$20,365.80 Pool Heater \$20,365.80	Fitness Center Equipment	\$93,195.08	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	******	······································
Lighting:-Building \$43,504,33 Lighting:-Corridors:-Partial \$16,357.77 Lighting:-Landscaping: Lighting:-Parking:Lof Mailboxes \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting:-Common Area Interior \$111,782.87 Painting:-Exterior PBX:-Phone System Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.80 Pool Heater ***	Gutters/Downspouts - Copper					\$512,339.26
Lighting - Corridors - Partial \$16,357.77 Lighting - Landscaping Lighting - Parking Lot Mailboxes \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$4111,782.87 Painting - Exterior PBX - Phone System Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater	Irrigation System	<u></u>				*************
Lighting - Landscaping Lighting - Parking Lof Mailboxes \$32,074:05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286:34 Painting - Common Area Interior \$111,782.87 Painting - Exterior PBX - Phone System Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865:98 Pool Gates \$20,355.60 Pool Heater ,	Lighting - Building		\$43,504,33	·	***************************************	
Lighting - Parking Lot \$32,074:05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286:34 Painting - Common Area Interior \$111,782.87 Painting - Exterior PBX - Phone System Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater .	Lighting - Corridors - Partial	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	···	\$16,357.77	
Mailboxes \$32,074.05 Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$192,126.25 Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater *	Lighting - Landscaping				~~~~~	
Office Equipment and Furniture \$36,671.42 Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior *** PBX - Phone System *** Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater ***	Lighting - Parking Lot	denna de la companya		····	·····	
Ozone System \$13,286.34 Painting - Common Area Interior \$111,782.87 Painting - Exterior \$192,126.25 Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater *	Mailboxes		************		\$32,074.05	
Painting - Common Area Interior \$111,782.87. Painting - Exterior PBX - Phone System Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater *	Office Equipment and Furniture	\$36,671.42	<u>></u> .		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Painting - Exterior PBX - Phone System Pool and River Pool Plaster Pool Deck Furniture Lounge \$192,126.25 Pool Gates \$20,355.60 Pool Heater			\$13,286.34	***************************************		***************************************
PBX - Phone System Pool and River Pool Plaster Pool Deck Furniture Lounge Pool Gates Pool Heater \$192,126.25 \$20,355.60	Painting - Common Area Interior	Litaria de la companya de la company	ni <u>riinalinaingan riide</u>	, , , ,		\$111,782.87
Pool and River Pool Plaster \$192,126.25 Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater .		······································		***************************************		······································
Pool Deck Furniture Lounge \$137,865.98 Pool Gates \$20,355.60 Pool Heater .	**************************************					and the state of t
Pool Gates \$20,355.60 Pool Heater	Pool and River Pool Plaster	Marinini	\$192,126.25			-
Pool Heater .	Pool Deck Furniture Lounge			······································	illubanania kantana ka	\$137,865.98
	Pool Gates		annintijiiinangingayiningaanakiriis	-		\$20,355.60
Pool Pumps, Filters, Chlorinators \$23,882.34	Pool Heater		liidin ahii aasi			····idi·······idi·····················
	Pool Pumps, Filters, Chlorinators		·	***************************************	\$23,882.34	

	2023	2024	2025	2026	2027
Pool Slides - Re-coat		\$40,696.94			
Pool Umbrellas & Tables					\$25,444.51
Pumps & Filter - Water Feature			2 14 W 12 12 2 3 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1		
Railings - Lanai & Hallway				\$400,925.65	
Security System					
Spa (Hot Tubs)Heater				\$45,812.97	
Spa (Hot Tubs) -Plaster				\$26,420.29	
Tiled Corridors and Walkways	nance was a service of the service o		noted to entirely sens		
Trash Receptacles				\$19,629.32	
Waipouli Beach Resort Signage		\$28,136.69			·····
	\$129,866.50	\$1,115,434.30	\$15,774.12	\$1,124,206.73	\$920,502.39
	2023	2024	2025	2026	2027

	2028	2029	2030	2031	2032
Air Conditioning H20 Cooled Equip		21 APP 71 7 11 A 1 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2	· · · · · · · · · · · · · · · · · · ·	\$154,979.05	
Asphalt Overlay					
Asphalt Slurry Seal					
Backflow Preventer 4" Clear Access	en e			\$14,170.03	
Bathrooms - Lobby					
Bathrooms - Pool:					
BBG Stations (4)	\$15,772.38	en e	7 7.1		
Carpet- Hallways					
Carts - Luggage		2000			
Carts- Golf	TO VERY SERVICE		\$27,009.69)	
Computer Equipment				\$19,616.33	
Concrete Pathways	in a substantial and the second of the secon				
Cooling Towers - Stainless					
Door Locks - Electronic	teritai ili one e in teres con e en		Logic destructions		
Doors Main Entry			erroren eta erroren eta		
Doors, Common		on har visitenis i en va di			
Doors, Screen					
Doors, Sliding Glass					
EIFS and Spalling Repair - Warranty					
Elevator Cab Refurbishment	. Di Stuad anda arran anda anda an		N . 1809 at 1 . 184		
Elevator Modernize - Mechanical			and the same of th		\$1,954,911.13
Equipment - Housekeeping	energia de la companya de la compan		\$18,697,59) .	
Equipment - Maintënancë			1		
Equipment - Wireless Internet	ra da Malagara		\$102,072.00)(
Exhaust Fans					
Fencing - Pool		a kajes sekala kan ukan king s <u>.</u> Ali kanan kan an			
Fire Alam System Control Panel					
Fire Booster Pump 1000 GPM	To the state of th		****		
Fire:Sprinkler System - Repairs	Section 2015	kan ang manggang kanalang ang manggang menganggang menganggang menganggang menganggang mengang mengang mengang Mengangganggangganggang pengangganggang pengangganggang menganggang penganggang penganggang penganggang pengan	and the second s	A	
Fitness Center Equipment	- North of the newspaper	\$115,895.22	Assessed the contract and a	and the second second second second	
Gutters/Downspouts - Copper	eren eren eren eren eren eren eren eren				
Irrigation System	\$5,778.39	anderija Praka in 1900. ili neziro in Maginis Praka Mala kelenda interna in neziro incerni	***		
Lighting - Building			o en reneroujeros en estado. A la capación estado en estado		
Lighting - Corridors - Partial	L Miles 1-e				
Lighting - Landscaping					
Lighting - Parking Lot	· · · ·	\$22,647.00)		
Mailboxes			en e		
Office Equipment and Furniture:		en ander 1998 havete en Semmer en ander		\$49,040.83	<u>}`</u>
Ozone System		\$15,933.0	Ž		
Painting - Common Area Interior	andalania ingini nami			And the second second	
Painting - Exterior	***************************************				
PBX - Phone System		****			
Pool and River Pool Plaster		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		ىيىتىرىدىدە ئەتتىنىدىدىدىدىدىدىدىدىدىدىدىدىدىدىدىدىدىد	
Pool Deck Furniture Lounge				· Annual	
Pool Gates		·····			ݽݖݖݤݥݖݬݹݷݽݙݙݕݚݖݖݳݤݕݥ ݷݡ
Pool Heater		······································	\$58,173.5	```````` 7	<u></u>
		2		Maria de la compansión de	4.46

	2028	2029	2030	2031	2032
Pool Slides - Re-coat	\$47,062.70			\$54,424.18	
Pool Umbrellas & Tables					
Pumps & Filter - Water Feature	***		\$20,776.54		
Railings - Lanai & Hallway					
Security System	\$106,991.44				
Spa (Hot Tubs)Heater				\$54,939.19	6.7
Spa (Hot Tübs) -Plaster					
Tiled Corridors and Walkways	***************************************		\$45,399.42		
Trash Receptacles					
Walpouli Beach Resort Signage			\$34,990.13		
	\$175,604.91	\$154,475.27	\$307,118.93	\$321,385.27	\$2,009,335.31
	2028	2029	2030	2031	2032

Waipouli Beach Resort Component Summary Report

					Grand Totals	\$4,222,111.56	\$6,383,359.60
Component Description	Quantity	Place In Use Date	Usefui Life (Yrs)	Remaining Life (Yrs)	Replacement Date	Current Cost	Replacement Cost
Air Conditioning H20 Cooled Equip	PROJECT	10/1/2004	9:	Ŏ	10/1/2013	\$78,419.00	\$80,585.21
Asphalt Overlay	PROJECT	10/10/2004	20	43	10/10/2024	\$144,204,00	\$221,153,22
Asphall Slurry Seal	PROJECT	10/1/2004	10	-3	10/1/2016	\$36,144.00	\$41,419.66
Backflow Preventer 4" Clear Access	PROJECT	10/1/2004	9	40.	10/1/2013	\$7,170.00	\$7,368.06
Bathrooms - Lobby	PROJECT:	10/01/2004	20	11	10/1/2024	\$26,886.00	\$41,202.79
Bathrooms - Pool	PROJECT'	10/01/2004	20	15	10/1/2024	\$10,082,00	\$15,450.66
BBG Stations (4)	PROJECT'	11/1/2012	8	7	11/1/2020	\$8,874.00	\$11,794:16
Carpet- Hallways	PROJECT	1/1/2006	7	10	1/1/2013	\$47,611.00	\$47,611.00
Carts - Luggage	LUMP SUM	1/1/2006	7	Ö	1/1/2013	\$11,203.00	\$11,203.00
Carts- Golf	EACH	1/1/2006	8	X 1	1/1/2014	\$14,564.00	\$15,102,87
Computer Equipment	PROJECT	1/1/2007	6,	0	1/1/2013	\$10,200.00	\$10,200.00
Concrete Pathways	PROJECT	1/1/2006	20	13	1/1/2026	\$102,000.00	\$163,577.67
Cooling Towers - Stainless	PROJECT	*10/1/2004	15	6	10/1/2019	\$239,178,00	\$305,652.42
Door Locks - Electronic	-LUMP SUM	7/1/2009	12.	8	7/1/2021	\$100,824.00	\$137,304.05
Doors Main Entry	LUMP SUM	10/1/2004	20-	11	10/1/2024	\$0.00	\$0,00
Doors, Common	LUMP SUM	10/1/2004	15.	. 6	10/1/2019	\$0:00	\$0:00
Doors, Screen	LUMP SUM	10/1/2012	12	<u>a1</u>	10/1/2024	\$185,600.00	\$284,431.94
Doors, Sliding Glass	LUMP SUM	10/1/2004	15	6	10/1/2019	\$0.00	\$0.00
EIFS and Spalling Repair - Warranty	PROJECT	12/1/2010	12	9.	12/1/2022	\$0.00	\$0.00
Elevator Cab Refurbishment	EACH:	1/1/2006	io.	3	1/1/2016	\$70,577,00	\$78,704,48
Elevator Modernize - Mechanical	EACH:	1/1/2004	28.	19	1/1/2032	\$980,236,00	\$1,954,911.13
Equipment - Housekeeping	LÜMP SÜM.	1/1/2006	.8	1	1/1/2014	\$10,082,00	\$10,455,03
Equipment - Maintenance	LUMP SUM	1/1/2006	10	3 *	1/1/2016	\$11,203.00	\$12,493,11
Equipment - Wireless Internet	EACH	4/1/2012	6	5	4/1/2018	\$54,541.00	\$66,002,68
Exhaust Fans	PROJECT	1/1/2006	20	13	1/1/2026	\$127,711.00	\$204,810.46
Fencing - Pool	PROJECT	1/1/2006	18	43	1/1/2024	\$46,827.00	\$69,833,31
Fire Alam System Control Panel	PROJECT	1/1/2004	20	11	1/1/2024	\$39,209.00	\$58,472,56
Fire Booster Pump 1000 GPM	LUMP SUM	1/1/2004	20	4,1	1/1/2024	\$16,804:00	\$25,059,88
Fire Sprinkler System - Repairs	PROJECT	1/1/2006	7	0	1/1/2013	\$8,962.00	\$8,962.00

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Waipouli Beach Resort Component Summary Report

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Component Description		Quantity	Place in Use Date	Useful Life (Yrs)	Remaining Life (Yrs)	Replacement Date	Current Cost	Replacement Cost
Fitness Center Equipment		LUMP.SUM	12/1/2011	6	4	12/1/2017	\$62,697.00	\$74,941,17
Gutters/Downspouts - Copper		PROJECT	1/1/2007	20	14	1/1/2027	\$308,074,00	\$512,339.2
Irrigation System		PROJECT	10/14/2012	8	7	10/14/2020	\$3,257.00	\$4,320.92
Lighting - Building;	٠.	PROJECT	1/1/2006	18	-11	1/1/2024	\$29,172.00	\$43,504.3
Lighting - Corridors - Parlial		PROJECT	1/1/2006	10	3.	1/1/2016	\$10,200,00	\$11,374.6
Lighting - Landscaping		PROJECT	10/1/2004	15	6	10/1/2019	\$22,405,00	\$28,631.99
Lighting - Parking Lot		PROJECT	10/1/2004	25	16	10/1/2029	\$12,323,00	\$22,647.00
Mailboxes		PROJECT	1/1/2006	:10	.3	1/1/2016	\$20,000,00	\$22,303,1
Office Equipment and Furniture		PROJECT	1/1/2007	8	2	1/1/2015	\$25,500.00	\$27,421.9
Ozone System		PROJECT	07/1/2009	.5⋅	1	7/1/2014	\$8,752.00	\$9,238.84
Painting - Common Area Interior		PROJECT	1/1/2006	7 ·	0	1/1/2013	\$67,216.00	\$67,216,00
Painting Exterior		PROJECT	11/1/2010	12	9	11/1/2022	\$395,231.00	\$564,879.9
PBX - Phone System	1	PROJECT	1/1/2006	14	.7.	1/1/2020	\$134,432,00	\$173,362.0
Pool and River Pool Plaster		PROJECT	1/1/2006	9`	2	1/1/2015	\$128,831,00	\$138,540.8
Pool Deck Furniture Lounge		PRÖJEĆT ⁾	1/1/2006	7	Ò	1/1/2013	\$82,900.00	\$82,900,00
Pool Gates		PROJECT	1/1/2006	7	/O	1/1/2013	\$12,240,00	\$12,240.0
Pool Heater		PROJECT	1/1/2006	8	1	1/1/2014	\$31,368.00	\$32,528,6
Pool Pumps, Filters, Chlorinators		PROJECT	1/1/2011	:5	:3	1/1/2016	\$14,892,00	\$16,606.9
Pool Slides - Re-cost		PROJECT	6/1/2012	'4	3	6/1/2016	\$26,886:00	\$30,432.0
Pool Umbrellas & Tables		PROJECT	1/1/2013	7	7	1/1/2020	\$15,300.00	\$19,730.7
Pumps & Filter - Water Feature		PROJECT	1/1/2008	8	j	1/1/2014	\$11,203.00	\$11,617.5
Railings - Lanal & Hallway		PROJECT	1/1/2006	20	13	1/1/2026	\$250,000.00	\$400,925.6
Security System		PROJECT	12/1/2012	.8	7	12/1/2020	00.000,00	\$80,005.3
Spa (Hot Tubs)Heater		PROJECT	1/1/2011	.5	3:	1/1/2016	\$28,567.00	\$31,856.7
Spa (Hol Tubs) -Plaster		PROJECT	1/1/2006	10	3.	1/1/2016	\$16,474.56	\$18,371,7
Tiled Corndors and Walkways		PROJECT	1/1/2006	8	4	1/1/2014	\$24,480.00	\$25,385.7
Trash Receptacles		LUMP SUM	1/1/2006	10	3	1/1/2016	\$12,240.00	\$13,649.5
Waipouli Beach Resort Signage		- 45	10/1/2012	8	5	10/1/2018	\$18,360.00	\$22,625.6